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Doc#: 1318329039 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2013 12:28 PM Pg: 1 of 5

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204
1205932

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, TX 75204

Loan No.: 0596475208
Investor No.: 1700229767

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Eloy Favela, a single person and Jose A. Garcia and Luz E. Garcia, husband and wife, as tenants in common

the GRANTOR(S)

herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto Federal National Mortgage Association

the GRANTEE,

its successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number: 31-36-410-013

Commonly Known As: 307 Oakwood St, Park Forest, Illinois 60466

ILLINOIS WARRANTY DEED IN LIEU OF FORECLOSURE

Page 1 of 3

EXEMPTION APPROVED

Mala C. McLean
VILLAGE CLERK
VILLAGE OF PARK FOREST

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Loan No.: 0596475208
 Investor No.: 1700229767

THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, their successors and/or assigns in said property under said mortgage whether guaranteed, insured or direct loan, shall not merge, and that said mortgage shall not merge, and that said mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Eloy Favela, A Single Man and Jose A Garcia, A Married Man, as Mortgagor to Mortgage Electronic Registration Systems, Inc. as nominee for Old Second Mortgage Company, as Mortgagee, dated November 15th, 2005, and recorded on December 6th, 2005 in Book N/A, Page N/A, Instrument No. 0534035408, which was assigned to Nationstar Mortgage LLC by an Assignment recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith at the Cook County Clerk's Office.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

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Loan No.: 0596475208
Investor No.: 1700229767

WITNESS the HAND and SEAL of the GRANTORS on this 21 day of February, 2013

[Signature] (Seal)
Eloy Favela

[Signature] (Seal)
Jose A. Garcia

[Signature] (Seal)
Luz E. Garcia

_____ (Seal)

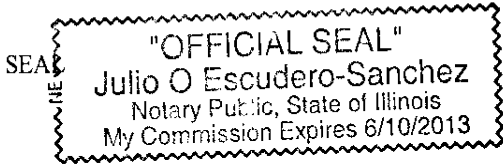
State of Illinois

County of ~~Cook~~
DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Eloy Favela and Jose A. Garcia and Luz E. Garcia personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 21 day of February, 2013.

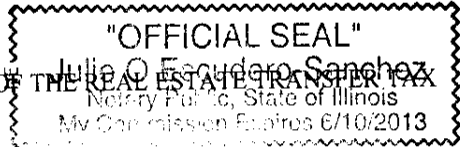


Notary Public

[Signature]
Printed Name
My Commission Expires: 06/10/2013

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, Texas 75067

"TAX EXEMPT PURSUANT TO PARAGRAPH L, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT."



02/21/2013
Date

[Signature] (Seal)
Printed Name Julio O Escudero Sanchez

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EXHIBIT A

LOT 37 IN BLOCK 20 IN VILLAGE OF PARK FOREST AREA NO. 3, BEING A
SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1950 AS
DOCUMENT NUMBER 14940342 IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 31-36-410-013

For informational purposes only, the subject parcel is commonly known as:

307 Oakwood Street, Park Forest, IL 60466

Property of Cook County Clerk's Office

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0596475208 - Favela

STATEMENT BY GRANTOR GRANTEE

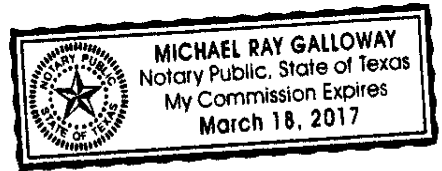
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 10, 2013 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said

Grantor\Agent this 10 day of May, 2013

Notary Public Michael Ray Galloway



The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 10, 2013 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said

Grantee\Agent this 10 day of May, 2013

Notary Public Michael Ray Galloway



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)